

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R21996

Property Information

property address: 200 E 24TH ST

legal description: CITY OF BRYAN, BLOCK 10, LOT 1,2,3,8,9 & 16' OF 4 & PT OF ALLEY

owner name/address: BRAZOS SCD, LTD

1032 ROSE CIR

COLLEGE STATION, TX 77840-2309

full business name: Bailey Hearn + Wellman Carter; Home Star Legal Aid

land use category: Comm. Office type of business: Personal Services

current zoning: C1 occupancy status: occ

lot area (square feet): 36375 frontage along Texas Avenue (feet):

lot depth (feet): ~~250~~ 125 ft sq. footage of building: 15803

property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

~~250~~ 250 ft

Improvements

of buildings: 1 building height (feet): 14 # of stories: 1

type of buildings (specify): brick

building/site condition: 3

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) Does not meet front setback

approximate construction date: 1949 accessible to the public: ☒ yes ☐ no

possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 9

lot type: ☒ asphalt ☐ concrete ☐ other

space sizes: 18 sufficient off-street parking for existing land use: ☐ yes ☒ no

overall condition: Stripper parked + moving from Row 9/10, curbside

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue *N/A*

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no

meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: *lots of concrete space for landscaping*

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no

are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? *N/A* ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

Other Comments:

